169.0	0008	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	701,500 / 701,500
					USE VALUE:	701,500 / 701,500
					ASSESSED:	701,500 / 701,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RIZZO RONALD J
Owner 2:	
Owner 3:	
Street 1:	40 VALENTINE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .201 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Wood Shingle Exterior and 1624 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8771.000	223,300		478,200	701,500
Total Card	0.201	223,300		478,200	701,500
Total Parcel	0.201	223,300		478,200	701,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.06 | /Parcel: 432.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112274

GIS Ref

GIS Ref

Insp Date 07/24/18

!13098!

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0008-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	223,300	0	8,771.	478,200	701,500		Year end	12/23/2021
2021	101	FV	215,700	0	8,771.	478,200	693,900		Year End Roll	12/10/2020
2020	101	FV	215,800	0	8,771.	478,200	694,000	694,000	Year End Roll	12/18/2019
2019	101	FV	186,000	0	8,771.	478,200	664,200	664,200	Year End Roll	1/3/2019
2018	101	FV	186,000	0	8,771.	403,000	589,000	589,000	Year End Roll	12/20/2017
2017	101	FV	186,000	0	8,771.	368,900	554,900	554,900	Year End Roll	1/3/2017
2016	101	FV	186,000	0	8,771.	314,200	500,200	500,200	Year End	1/4/2016
2015	101	FV	174,400	0	8,771.	273,300	447,700	447,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:09:31

LAST REV

Date	Time
04/06/21	11:07:19

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13098

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	7890-582		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	112274
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2016	943	Re-Roof	10,100		7/8/2016			Strip and re-roof.

ACTIVITY INFORMATION

Date	Result	By	Name
7/24/2018	MEAS&NOTICE	CC	Chris C
10/20/2008	Meas/Inspect	189	PATRIOT
12/14/1999	Meas/Inspect	243	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8771		Sq. Ft.	Site		0	70.	0.78	7									478,191						478,200	

Total AC/HA:	0.20135	Total SF/SM:	8771	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	478,191	Spl Credit		Total:	478,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.98980004
Adj $ / SQ:	146.985
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	323664
Depreciation:	100336
Depreciated Total:	223328

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

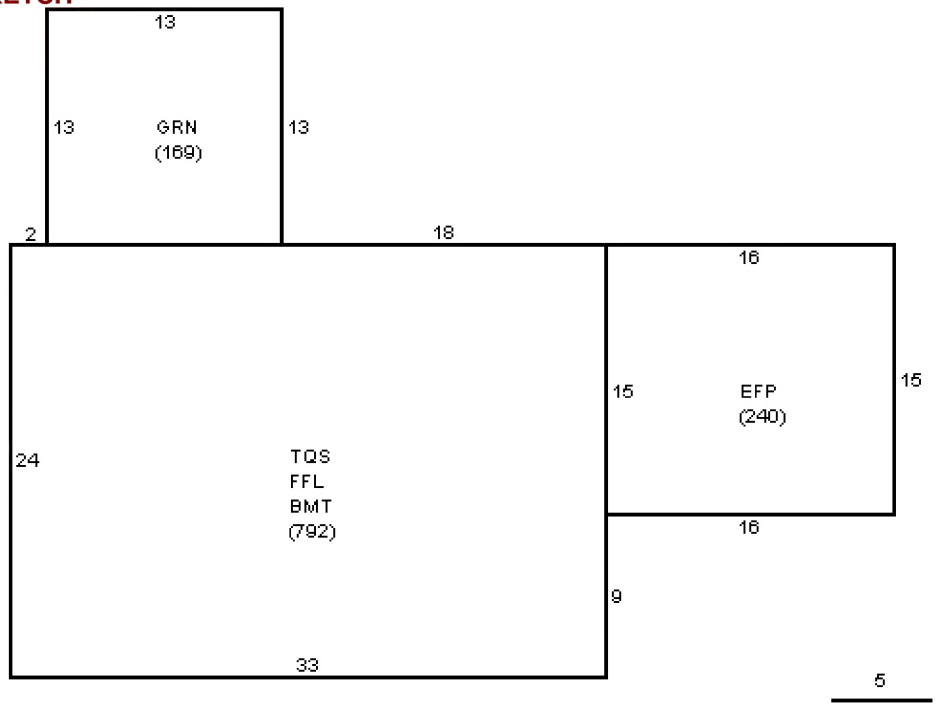
No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	146.99
Special Features:	0	Val/Su Net:	86.32
Final Total:	223300	Val/Su SzAd	161.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	792	48.330	38,276
FFL	First Floor	792	146.990	116,412
TQS	3/4 Story	594	146.990	87,309
EFP	Enclos Porch	240	38.180	9,162
GRN	Greenhouse	169	17.780	3,004

Net Sketched Area:	2,587			Total:	254,163
Size Ad	1386	Gross Area	2785	FinArea	1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X7	A	AV	1960	0.00	T	40	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

169.0-0008-0006.0

IMAGE

AssessPro Patriot Properties, Inc